085.0	0006	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	726,700	/	726,700
USE VALUE:	726,700	/	726,700
ASSESSED:	726,700	/	726,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWLESS RIE
Owner 2:	
Owner 3:	
Street 1:	15 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	15 CRESCENT HILL AVENUE LLC -
Owner 2:	-
Street 1:	ONE CITY HALL MALL
Twn/City:	MEDFORD
St/Prov:	MA Cntry
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1394 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	348,700		378,000	726,700
Total Card	0.092	348,700		378,000	726,700
Total Parcel	0.092	348,700		378,000	726,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.21 | /Parcel: 521.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54069
GIS Ref	
GIS Ref	
Insp Date	05/07/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0015.0

!6977!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,700	0	4,000.	378,000	726,700		Year end	12/23/2021
2021	101	FV	339,400	0	4,000.	378,000	717,400		Year End Roll	12/10/2020
2020	101	FV	339,500	0	4,000.	378,000	717,500	717,500	Year End Roll	12/18/2019
2019	101	FV	172,100	0	4,000.	372,600	544,700	544,700	Year End Roll	1/3/2019
2018	101	FV	174,100	0	4,000.	286,200	460,300	460,300	Year End Roll	12/20/2017
2017	101	FV	174,100	0	4,000.	270,000	444,100	444,100	Year End Roll	1/3/2017
2016	101	FV	174,100	0	4,000.	248,400	422,500	422,500	Year End	1/4/2016
2015	101	FV	164,400	0	4,000.	232,200	396,600	396,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:48:55

LAST REV

Date	Time
12/26/19	18:08:32
jorourke	

PAT ACCT. 6977

USER DEFINED

Prior Id # 1:	54069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
15 CRESCENT HIL	73501-496	1	10/22/2019		792,000	No	No		
MURPHY WILLIAM	71770-232		10/19/2018	Change>Sale	480,000	No	No		
	13299-365		9/30/1977		36,000	No	No		Eleanor M Murphy dod 9/7/2017

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	15	Heat App	6,000	C				
11/14/2018	1702	Addition	209,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/26/2019	SQ Returned	JO	Jenny O
5/7/2019	Permit Visit	DGM	D Mann
5/7/2019	Meas/Inspect	DGM	D Mann
10/22/2018	Info By Phon	DGM	D Mann
8/30/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	372	PATRIOT
3/13/2000	Inspected	276	PATRIOT
1/20/2000	Measured	276	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98604006
Adj $ / SQ:	179.706
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365510
Depreciation:	16813
Depreciated Total:	348696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:					HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

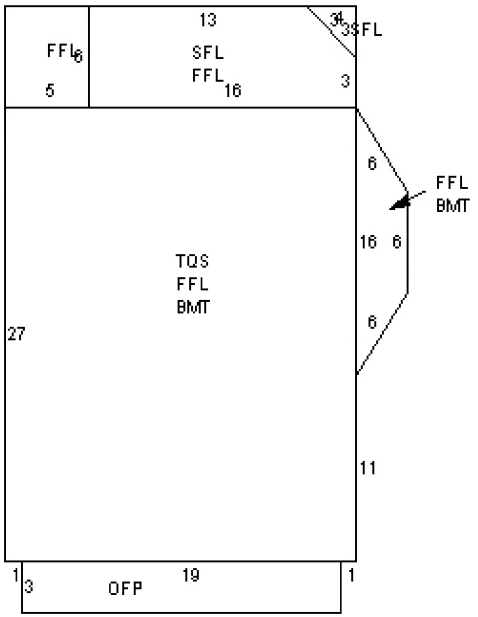
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.71
Special Features:	0	Val/Su Net:	183.43
Final Total:	348700	Val/Su SzAd	280.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	722	179.710	129,748
BMT	Basement	600	64.900	38,938
TQS	3/4 Story	425	179.710	76,420
SFL	Second Floor	97	179.710	17,431
OFP	Open Porch	57	43.390	2,473

Net Sketched Area:	1,901			Total:	
Size Ad	1244.25	Gross Area	3039	FinArea	1394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	